

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM**

SUBJECT: REQUEST FOR REAR YARD SETBACK VARIANCE FROM 20 FEET TO 15 FEET FOR A PROPOSED SCREEN ROOM ADDITION (PATRICIA BASILE, APPLICANT).

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Earnest McDonald **CONTACT:** Kathy Fall **EXT.** 7389

Agenda Date 08-25-03 **Regular** ☒ **Consent** ☐ **Public Hearing – 6:00** ☒

MOTION/RECOMMENDATION:

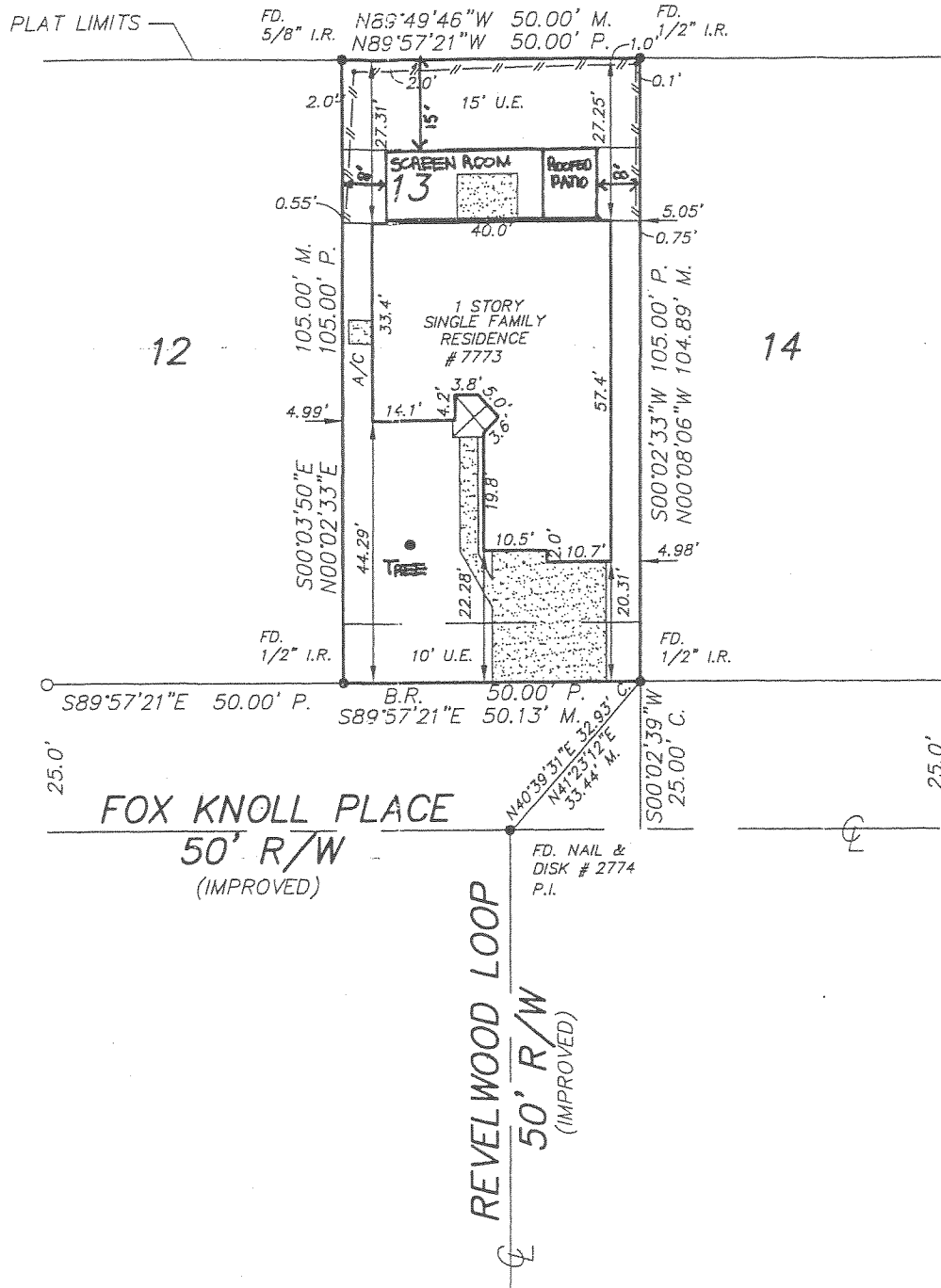
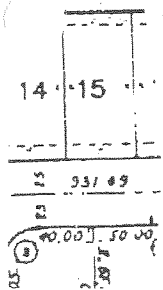
1. **APPROVE** THE REQUEST FOR REAR YARD SETBACK VARIANCE FROM 20 FEET TO 15 FEET FOR A PROPOSED SCREEN ROOM ADDITION (PATRICIA BASILE, APPLICANT); OR
2. **DENY** THE REQUEST FOR REAR YARD SETBACK VARIANCE FROM 20 FEET TO 15 FEET FOR A PROPOSED SCREEN ROOM ADDITION (PATRICIA BASILE, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

(District 1 – Commissioner Maloy)

(Kathy Fall, Senior Planner)

GENERAL INFORMATION	APPLICANT: PATRICIA BASILE LOCATION: 7773 FOX KNOLL PLACE ZONING: PUD (BRIDGEWATER)
BACKGROUND/REQUEST	<ul style="list-style-type: none"> • APPLICANT PROPOSES TO CONSTRUCT A 432 SF (12 FT X 36 FT) ADDITION THAT WOULD CONSIST OF A COVERED SCREEN ROOM AND PATIO. • THE ADDITION WOULD ENCROACH 5 FT INTO THE 20 FT REAR YARD SETBACK.
STAFF FINDINGS	<ul style="list-style-type: none"> • FOR THESE REASONS, STAFF BELIEVES THE GRANT OF THE REQUESTED VARIANCE WOULD CONFER SPECIAL PRIVILEGES DENIED TO OTHER PROPERTIES IN THE BRIDGEWATER PUD BY BEGINNING A TREND OF ENCROACHMENT INTO THE MINIMUM REAR YARD SETBACK WITHOUT THE DEMONSTRATION OF A HARDSHIP. • THE REQUESTED VARIANCE WOULD NOT BE THE MINIMUM THAT WOULD MAKE POSSIBLE THE

	<p>REASONABLE USE OF THE PROPERTY. REASONABLE USE OF THE PROPERTY WOULD BE RETAINED WITHOUT THE GRANT OF THE REQUESTED VARIANCE AS PREVIOUSLY STATED.</p> <ul style="list-style-type: none">• THE REQUESTED VARIANCE WOULD NOT BE COMPLIANT WITH THE LAND DEVELOPMENT CODE AND WOULD POTENTIALLY INCREASE THE BULK OF STRUCTURES BEYOND ESTABLISHED LIMITS WITHIN THE NEIGHBORHOOD.
STAFF RECOMMENDATION	<p>STAFF THEREBY RECOMMENDS THE BOARD OF ADJUSTMENT DENY THE VARIANCE REQUEST AND MAKE THE APPROPRIATE FINDINGS OF FACT. IF THE BOARD SHOULD DECIDE TO GRANT A VARIANCE, STAFF RECOMMENDS THE FOLLOWING CONDITIONS:</p> <ul style="list-style-type: none">• ANY VARIANCE GRANTED SHOULD APPLY ONLY TO THE PROPOSED ADDITION AS SHOWN ON THE ATTACHED SITE PLAN.• ANY ADDITIONAL CONDITIONS DEEMED APPROPRIATE BY THE BOARD, BASED ON INFORMATION PRESENTED AT THE PUBLIC HEARING.



COMMISSION DISTRICT #:

GUI
PROJ. #

ZONED: PUD

SEC: 35

TWP: 21

RNG: 30

DEVELOPMENT:		Bridgewater Phase 2				DEVELOPER:		The Keewin Company			
LOCATION:		NE corner of Bear Gully Road and Howell Branch Road								21 lots	
FILE#:				BA:				SP:			
P&Z:								BCC:		02/24/87	
PB	39	PG	98, 99	Lot		Blk		Parcel		DBA	
										Comm Dist	
DEVEL. ORDER #:						TAX PAR. I.D. #:					
SIDEWALKS:						SETBACK REQUIREMENTS					
						FY:	20'	SIDE ST.:	15'	SY:	*2'/8'
ROAD TYPE: (CURB & GUTTER OR SWALE)						MAIN STRUCTURE OTHER: *Min. of 10' between buildings Maximum Heights: 2-story or 35' Minimum House: 950 sq. ft.					
COMMENTS OTHER: 1) The recreational facilities for Tract "J" must be installed with the development of this phase. 2) Construction of a wall along the rear of the double frontage lots.						ACCESSORY STRUCTURE SETBACKS:					
						SY:	5'	RY:	5'		
						ACCESSORY STRUCTURE OTHER: Decking or concrete may be located a minimum of 2' adjacent to side and rear property lines.					

IMPACT FEES	
SCREEN:	Ordinance
TRAFFIC ZONE:	109
LAND USE:	3
1. ROAD-CO. WIDE	V-490.00
2. ROAD-COLL.	V-152.00
3. LIBRARY	V-25.00
4. FIRE	V-10.00
5. PARK	C-25.00
6. SCHOOL	C-200.00
7. LAW	C-50.00
8. DRAINAGE	
TOTAL	\$952.00
REMARKS:	

COMMITMENT CARD

Instructions: print two-sided on card stock and cut along the left and bottom border.

COPY

VARIANCE
APPLICATION TO THE SEMINOLE COUNTY
BOARD OF ADJUSTMENT

APPLICANT: PATRICIA J. BASILE
COMPLETE MAILING ADDRESS: 7773 Fox Knoll Place
PHONE: WORK: 407-677-9307 HOME: 407-677-9307 FAX: SAME
CELL PHONE: 787-565-2815 Email: PNA PR 2 @ AOL.COM
PROPERTY OWNER OF RECORD: PATRICIA J. BASILE & NILDA
SITE OF REQUEST: 7773 Fox Knoll Place R. HAMBOY
STATEMENT OF HARDSHIP: WINTER PARK, FLA. 32792
Need SCREEN IN PORCH. to HOUSE
Elderly mother so that she doesn't wander away
REQUEST: Hardship - MEDICAL REASONS - Need
at least 4 feet VARIANCE RYSB Variance from 20FT to 15FT for proposed screen room/patio with roof
LEGAL DESCRIPTION OF PROPERTY:
leg lot 13 Bridgewater PB 39 PGS 8x9
TAX PARCEL ID NO. 35-21-30-525-0000-0130
KNOWN CODE ENFORCEMENT VIOLATIONS ON PROPERTY: NONE

EACH APPLICATION WILL BE ACCOMPANIED BY THE FOLLOWING:

Applicant must be the property owner. Someone other than the property owner may act on the property owner's behalf at the public hearing; however, a letter of authorization from the property owner must be submitted to the County. One 8.5" X 14" site plan and application fee.

SIGNATURE OF APPLICANT: Patricia J. Basile DATE: 7/9/03

FOR OFFICE USE ONLY

FEE: 150⁰⁰ CK# 1405 RECEIPT# _____ DATE _____ ZONING DISTRICT: PUD

FURTHER DESCRIBED AS: _____ LOT SIZE: _____

PROCESSING:

A. LEGAL AD TO NEWSPAPER _____ / _____ B. NOTICE TO PROPERTY OWNERS _____
C. PLACARDS / NOTICE _____ / _____ D. PROJECT NO. 03 30000 105
E. BOARD ACTION / DATE _____ / _____ F. LETTER TO APPLICANT _____
G. PUD SETBACKS _____

INITIAL CONFERENCE 07/09/03

BCC DISTRICT 1

PLANNER ERM

FILE NO. BV 2003-102

+ Pick up placard week of August 11th.

MEETING DATE 8/25/03

The logo of the Aluminum Association of Florida is a circular emblem. It features the words "ALUMINUM ASSOCIATION" in a curved path along the top inner edge and "OF FLORIDA" along the bottom inner edge. In the center of the circle are the large, stylized letters "AAF".

835 Sunshine Lane

Altamonte Springs, Florida 32714

Phone: (407) 862-6060 ~ Fax: (407) 862-1221

Date 5/9/2003

Customer: Patricia Basile

Legal

Mail Address: 7773 Fox Knoll PL

Lot Lot 13

Job Address: Winter Park FL 32787

Blk.

Sub. Br. Dewater

Concrete Green Room

JOB DESCRIPTION

Mesh 18/14
Color Charcoal

ROOF

Type 3" Insulated Panel

Size 12' x 36

Fan Beam File

DOORS

I.S. Swina

O.S. Swing One 48'

Pet Doors

SPLASH

Color white

Size $16 \frac{1}{2}$

POST 1

Size 2x4" / 2x3"

Quantity each

Quantum
BEAM

BEAM
Size 2" x 2"

Size _____
CUTTER _____

GUTTER

Color 101004
 0: 11.2.1

Size 6' 10"

Downspout 2- 3 x 4

SCREEN FRAME

Color white

CONCRETE

Size 12' x 34.5 minus 6 x 10 exis: 125

Finish Room

Footers yes with #5 Rebar

Size code

Code
Pumped from street Tornado precast cast Resp (bond)
fiberglass mix concrete

Screen Room 12' x 24.5 with open area under Roof 10'
Roof 3" insulated Panel (off eave) 12' x 36', one 1 Faw beam
6" Patio Sutter, side Trim 3" x 4" drain open area 10' x 12'
supported by 2x7 beam & 3x3" Post
18/14 Charcoal Screen
White frame

discount 5% \$659.32
Total \$627.32

discount 5% \$6599.
 '3 29
 Total \$6270
 Down Payment 2135 ^{ck#}
 on Completion \$4135. ₁₂

Balance Payable Upon Completion Unless Otherwise Specified

Includes Standard Permit

DEFAULT: In the event the owner shall fail to make any payment when the same is due or any part thereof, or fail to perform fully and promptly any covenant or agreement herein set forth, they will pay to DuLANDO, Inc., its successors or assigns, all costs and expense the said DuLANDO, Inc., or its successors or assigns may thereby be put to, including a reasonable attorney fee. If the



Patricia L. Basile
7773 Fox Knoll Place



0 150 300 600 Feet